

A Summary of Proposed Revisions to Section 7. 9, "Non-Residential Architectural Standards", Article 7. "General Development Standards" of the Unified Development Ordinance

A summary is provided below:

- 1) Applicability – Applies to **all** non-residential buildings (except in M-1, M-2, and R&D zoning districts) as well as groups of buildings and out parcels regardless of size
 - Required Screening – Mechanical equipment (roof, ground, and on building) and Detention ponds (other items are addressed elsewhere in the UDO)
 - Building Mass and Design - Architectural relief required to provide visual interest on the first two stories.
 - Building Materials – Requires brick; natural stone; textured block; tinted, textured concrete masonry; tilt up concrete only if the exterior surface is textured or covered with brick, stone or material fabricated to simulate brick or stone on only the first three stories. There are limits on stucco, EFIS, hardboard and siding. Some exceptions are allowed with additional alternative standards for the rear of building.
 - Building Colors – requires earth tones from a color palette created for this use. Accent colors are allowed up to 10%.
- 2) Additional Standards for 50,000 S.F. plus
 - Building Mass and Design – More detailed articulation is required.
 - Building Materials – Requires min. 25% brick or stone (or simulated)
 - Parking Lots
 - Streetscape points are doubled and additional screening is provided.
 - Parking is separated into groups of 120 spaces separated by 10' wide landscaped/hardscaped medians
 - Minimum 20 foot parking setback is required
 - Landscaping points are double with larger (2 inch) caliper trees required. Planting beds (trees wells or planters) in sidewalk area along the front façade are required.
 - Pedestrian, Bike Circulation facilities are required
- 3) Additional Standards for 150,000 S.F. plus
 - Traffic Impact Analysis is required to determine the impacts on level of service of adjacent streets
 - A designated public space is required and there are various items that may be included
 - A water feature
 - Landscaping points are double with larger (2.5 inch) caliper trees required.